002.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,600 / 880,600
					USE VALUE:	880,600 / 880,600
					ASSESSED:	880,600 / 880,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAMOS KLEONIKI/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	122 CLAY ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02140 Type:

PREVIOUS OWNER

Owner 1:	STAMOS KLEONIKI -
Owner 2:	-
Street 1:	61 LAFAYETTE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,558 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2253 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2558.000	483,200		397,400	880,600
Total Card	0.059	483,200		397,400	880,600
Total Parcel	0.059	483,200		397,400	880,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.86 | /Parcel: 390.8

Legal Description

User Acct 2115

GIS Ref

GIS Ref

Insp Date 10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

!211!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	483,200	0	2,558.	397,400	880,600	880,600	Year End Roll	12/18/2019
2019	104	FV	360,400	0	2,558.	422,200	782,600	782,600	Year End Roll	1/3/2019
2018	104	FV	360,400	0	2,558.	308,000	668,400	668,400	Year End Roll	12/20/2017
2017	104	FV	337,500	0	2,558.	268,200	605,700	605,700	Year End Roll	1/3/2017
2016	104	FV	337,500	0	2,558.	228,500	566,000	566,000	Year End	1/4/2016
2015	104	FV	299,700	0	2,558.	223,500	523,200	523,200	Year End Roll	12/11/2014
2014	104	FV	299,700	0	2,558.	183,800	483,500	483,500	Year End Roll	12/16/2013
2013	104	FV	312,200	0	2,558.	174,900	487,100	487,100		12/13/2012

PRINT

Date	Time
12/10/20	16:03:47

LAST REV

Date	Time
10/27/17	08:35:44
ekelly	
211	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAMOS KLEONIKI	1426-138		11/20/2012	Convenience	1	No	No		Stamos, Kleoniki d.o.d. 10/16/2015. Bk 01428
	764-59		1/1/1901	Family		No	No		Nikolaos Stamos dod 11/1/1998

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
9/21/1999	Meas/Inspect	243	PATRIOT
8/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2558		Sq. Ft.	Site		0	80.	1.94	1									397,392						397,400	

Total AC/HA: 0.05872 | Total SF/SM: 2558 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 397,392 | Spl Credit | Total: 397,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11604524
Const Adj.:	0.99980003
Adj $ / SQ:	189.690
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593661
Depreciation:	110421
Depreciated Total:	483240

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

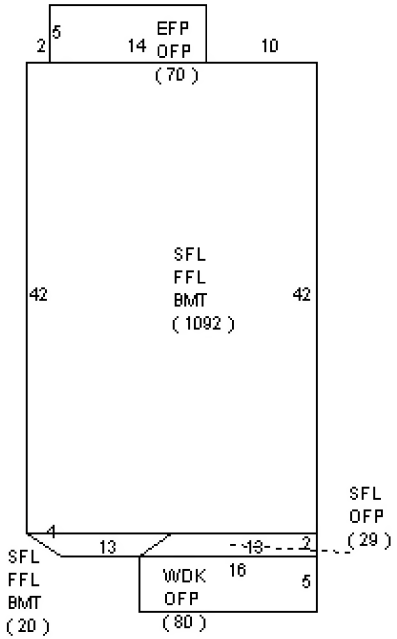
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	189.69
Special Features:	0	Val/Su Net:	130.81
Final Total:	483200	Val/Su SzAd	214.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,141	189.690	216,436
BMT	Basement	1,112	56.910	63,281
FFL	First Floor	1,112	189.690	210,935
OFP	Open Porch	179	25.710	4,603
WDK	Deck	80	16.000	1,280
EFP	Enclos Porch	70	66.100	4,627

Net Sketched Area: 3,694 | Total: 501,162

Size Ad 2253 | Gross Are 3694 | FinArea 2253

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: